

February 12, 2002

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**CONVEYANCE OF CONSOLIDATED FIRE PROTECTION DISTRICT SURPLUS
REAL PROPERTY TO THE LANCASTER REDEVELOPMENT AGENCY
FIRE STATION 33, 44806 CEDAR AVENUE, LANCASTER
(FIFTH) (4 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Make a finding that the Consolidated Fire Protection District (District) real property as legally described in the attached Exhibit A is not required for District purposes.
2. Make a finding that the conveyance of this property is categorically exempt under the California Environmental Quality Act (CEQA).
3. Approve the conveyance of this property to the Lancaster Redevelopment Agency (Agency) for the amount of \$270,000.
4. Instruct the Chairman to execute the attached Purchase and Sale Agreement and quitclaim deed, both of which have been approved as to form by County Counsel.
5. Authorize the Chief Administrative Office (CAO) to execute any other documents necessary to complete the sale transaction, upon approval by County Counsel.

6. Instruct the Auditor-Controller to deposit the sale proceeds into the appropriate District fund as instructed by the CAO.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this recommended action is to convey title to the surplus real property as shown on the attached map from the District to the Lancaster Redevelopment Agency.

It was determined by the District that upon relocation of its operations from this fire station on Cedar Avenue to its new facility on Date Avenue this property was considered surplus to its needs. The Department of Regional Planning and its Commission also determined that the County has no present or foreseeable need for this property.

The Agency's acquisition of this property is necessary as part of the proposed redevelopment plans for this area of the City.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we invest in public infrastructure, in order to strengthen the County's fiscal capacity. The sale of surplus real property to fill a public need supports this strategy by complying with the Strategic Asset Management Principles (Goal 4, Strategy 2, Objective 2).

FISCAL IMPACT/FINANCING

The Agency has executed a Purchase and Sale Agreement to pay the District \$270,000 for fee title to this property. It was determined by an independent appraisal that this amount is the fair market value for the property. The proceeds from the sale will be deposited in the appropriate District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The property was acquired by the District for use as a fire station, but due to the continued development of the City of Lancaster, this facility is no longer adequate for meeting the fire protection needs provided by the District. Such services are now being

The Honorable Board of Supervisors
February 12, 2002
Page 3

provided by a larger, more modern fire station facility in the immediate neighborhood. The property consists of approximately 18,900 square feet of land and is improved with a one-story, masonry brick fire station containing approximately 5,700 square feet which was built in 1966.

The property is zoned CBD (Central Business District, City of Lancaster) and has a highest and best use for various commercial, retail and business purposes.

The conveyance of this property to the Agency is authorized by Section 25365 of the California Government Code which authorizes real property transfers to other governmental agencies, and notification of your Board's intended action has been published in compliance with Government Code Section 6061.

The office of County Counsel has approved all documents and the District's title as to a saleable interest in the property.

ENVIRONMENTAL DOCUMENTATION

This activity is categorically exempt under Class 12 of the State CEQA and the revised Environmental Document Reporting Procedures and guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on those fire services provided by the District, since such services are being provided by a larger more modern fire station facility in the immediate neighborhood.

CONCLUSION

The Honorable Board of Supervisors
February 12, 2002
Page 4

The Executive Officer, Board of Supervisors is requested to return to the CAO, Real Estate Division, one stamped copy of this adopted Board letter, a copy of the published Notice of Intention, and the original of all documents submitted for execution by the Chairman.

Respectfully submitted,

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:SNY
CWW:CB:gm

Attachments (3)

c: County Counsel
Auditor-Controller
Assessor
Fire Department